



West Fork Village News

Winter 2006

Inside This Issue

Storage/Garage Units	2
Guest Suites	2
Clubhouse Hot Tub	2
Dog Waste	3
Please Recycled	3
Hazardous Waste	3
Important phone #'s	3
Parking in Fire lanes	4

Special Reminders

- Remember that glass is **not** allowed in the pool area.
- Trash bags and garbage are not to be left on your porch or patio. The dumpsters are only a few steps away from your unit.
- Light bulbs are checked and changed once/week.
- "Leave campsite better than when you arrive!" If you use a hot tub, please cover it when you're done.
- WestFork "Quiet Time" is from 10:00 PM to 10:00 AM. Please respect your neighbors.
- Speed Limit - 10 MPH
- No Smoking in Clubhouse.

Noise Complaint Procedure

Living in a multi-family community may present certain challenges to residents. One challenge of living in close proximity to your neighbors is noise. Residents of West Fork have the implied right to the quiet enjoyment of their living environment. Generally, most residents are conscious of their neighbors and exercise consideration for them by observing the commonly used quiet hours between 10:00 pm and 10:00 am. Remember that someone lives above your garage and the noise from that garage (including the garage door opener) can carry into their home. So keep this in mind when using your garage and do not open and close your garage door when it is not necessary. Keep the volume of your stereo and TV at a reasonable level.

In an effort to assist you in resolving any noise conflicts, please follow the guidelines as stated below:

WHEN YOU HAVE A COMPLAINT:

1. Talk to your neighbor. They may not be aware that their behavior is disturbing you. You may be surprised to learn that your behavior is disturbing them. Remember that you live in a multi-family complex and you or your neighbors cannot expect your homes to be 100% quite all of the time. You should expect to hear some noise throughout the day and in the evening. Courtesy hours of 10:00 pm to 10:00 am should be observed.
2. If you and your neighbor are unable to resolve the problem, please contact the management **IN WRITING** either by e-mail at our address: onsitemanager@westforkvillage.org or by dropping a letter in the HOA drop box. All letters of complaint must have your name and contact information. Please be specific in your detail of the complaint. Your careful documentation of dates and times will help us to resolve the problem (e.g. On Saturday the 5th, 2:15 am, stereo played loudly for 1 hour.)
3. Complaints that are received by the management are acted upon with letters and warnings also presented in writing. We keep this documentation on file for possible future use.
4. If these warnings are ignored, the management will request that future complaints be immediately reported to the police and fines will be assessed. Fines shall be \$150 if warnings are ignored. Second fine shall be \$300, third fine \$500. After this legal action may be taken. You may wish to continue to document and provide the Association office with a detailed history of events.

WHEN THE COMPLAINT IS ABOUT YOU :

1. Listen to what your neighbor has to say. Although you may think otherwise, your neighbor may not be unreasonable. Because sound carries in all directions, sounds that seem to be acceptable to you may be louder than you are aware in other areas. You may offer to come to their home to hear the noise yourself. Leave your TV and stereo on current settings and hear for yourself what your neighbor hears.
2. Do what you can to help the situation. If your neighbor below you has let you know that he/she can hear you walking, try taking your shoes off and have your visitors do the same.

It is up to you and your neighbors to respect each other. Unfortunately, the Association cannot enforce everyone to behave in a socially acceptable manner. If you have any suggestions, questions or comments be sure to contact the Association Office at (970) 378-7502.

Do you need extra storage space or a home for that second car?

Garage units now available to rent!

See the WestFork Manager or call (970)378-7502 for rental availability.

- **Easy Access** - Garages are located on the north side of the property, just steps from your front door.
- **Secure** - All units are individually divided and include one garage door opener.
- **Affordable** - Just \$80.00/month on a 6 or more month lease, and \$85.00/month on a “month to month” lease.
- **Special offer** - present this coupon to the WestFork Managers and receive one month free rent when a 12 month lease is purchased.

Clubhouse Hot Tub Usage



A friendly reminder to all that the hot tubs are shared by all and that your actions affect other guests of the Clubhouse. Please remember the following when using the spas:

1. ALWAYS shower before and after using the hot tubs. Body soap and shampoo are provided in both the men's and women's locker rooms inside the Clubhouse. Also, feel free to use the outdoor shower.
2. **NEVER add additional chemicals or other agents to the hot tubs. Some visitors to the Clubhouse have added bubble bath solutions to the hot tubs. When this is done, the tubs must be drained, cleaned and refilled (a one to two day process) and become unusable to the other guests.**
3. Do not change the temperature of the spas. The hot tubs are set at different temperatures to provide a variety of temperatures to the many different users. The hot tub temperatures are set at the recommended limits for usage.
4. Remember that the hot tubs receive a high volume of usage throughout the day and the condition of the water can change with over-usage. Never use a tub if the water appears to be murky in appearance or has a strange odor. Tubs should only be used when the appearance of the water is crystal clear.
5. Do not eat or drink while using the spas. Spills and debris can and will frustrate the chemical balance of the spas.
6. Never use a spa when the “Strong Chemicals in Use” sign is posted at the steps of a tub.
7. Use the spas a maximum of 30 minutes a day. Soaking in a tub for an extended amount of time can be very dangerous.
8. **Always close tub cover when you are done.**

The chemicals in the spas are checked twice a day, but due to the varied usage, the chemical balance can change in a short period of time. If you have concerns or witness any suspicious activity involving the hot tubs, please contact the management immediately.

Guest Suites . . . There's Always Room For One More!

Do you have out-of-town guests coming for a visit? Book a Clubhouse Guest Suite now and take advantage of the competitive rates at just \$60 and \$75 a night.

Your visitors will enjoy full access to the Clubhouse facilities including the pool, sauna, fitness room and fireside lounge. Guests will enjoy a complementary continental breakfast in the Guest Suite breakfast nook every morning of their stay.

Not only will your visitors love their luxurious accommodations but you will avoid the headache of deep cleaning your home and navigating extra piles of luggage. Call 378-7502 to reserve your suite today.

Guest Suite A The Family Suite

\$75.00/night sleep 4.
+tax

Two queen beds, Jetted tub, computer desk, TV, large closet, continental breakfast.

Guest Suite B The Honeymoon Suite

\$60.00/night sleeps 2.
+tax

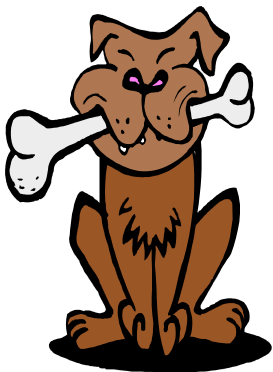
One queen bed, Jetted tub, TV, continental breakfast.



Dog Waste

This may sound like a broken record to many residents at West Fork, however, the problem of pet waste persists in our community.

There are many reasons for requiring all residents to clean up after their pets. Sanitation reasons alone should be reason enough, but so are the aesthetic. Please continue to forward written complaints to the office. Fines for residents who do not care for their pets will be issued. Fines can be as high as \$150 or eviction of pet. Care for your pets and do not hesitate to remind other owners to care for their pets as well!



Please Recycle

In many of our dumpster areas are green recycling bins. Please recycle when possible.

Acceptable items for recycling in the "Paper" bins:

News Papers c Junk Mail c Brown paper bags c Cardboard
Catalogs c Magazines c Phone Books c Chipboard (cereal boxes, shoe boxes, etc.)
Colored Paper c Computer Paper c Copy Paper c Envelopes

Acceptable items in the "Commingled" recycling bin:

Aluminum Cans c Glass Bottles c Jars c Plastic Bottles
Plastic Jugs c Tin and Steel cans

Non-Acceptable items:

Aluminum Foil ⊗ Auto Glass ⊗ Ceramics ⊗ Batteries ⊗ Light Bulbs ⊗ Treated Wood
Painted Wood ⊗ Camera Film Canisters ⊗ Paper Towels ⊗ Plastic Wrap
Plastic Grocery Bags (Please return to your supermarket) ⊗ Porcelain ⊗ Styrofoam

Hazardous Waste

Do not dump any hazardous waste in the dumpsters, on the ground, or in the gutter! Weld County has a place to take hazardous waste for FREE! It is located at 1311 N. 17th Avenue, Greeley, CO. They are open every Tuesday & Saturday 8:00 AM to 5:00 PM (excluding holidays) You may call them at 304-6415, ext. 2233 or web site at www.co.weld.co.us

They are happy to take any old or unused:

Cleaners ☠ Paints ☠ Batteries ☠ Aerosols ☠ Motor Oil & Oil filters

WestFork Village Phone Numbers of Importance!

Emergency Numbers

Police & Fire	911
North Colo. Medical Center (NCCMC)	352-4121
Poison Control	1-800-332-3073
Greeley Police - non emergency	350-9600
Colorado State Patrol	(303) 239-4501
Road Reports	1-877-315-7623
Xcel Energy (electric)	1-800-895-4999
Atmos Energy (gas)	1-888-442-1313
Atmos Energy (gas emergency)	1-800-662-6185
Cardinal Broadband (telephone)	1-800-338-6919
DirecTV	1-800-531-5000
Multi-band (DirecTV)	1-800-976-7222



WestFork Village Home Owners Association

5775 W. 29th Street #1601

Greeley, CO 80634

E-mail: onsitemanager@westforkvillage.org

Office: (Howard) 378-7502 Fax: 378-7502

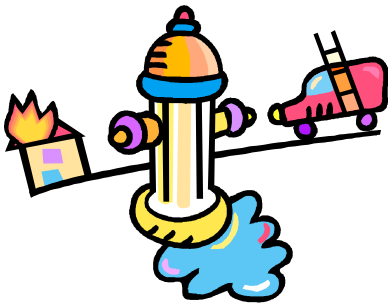
Emergency ONLY: (Howard) 405-0451

web site: www.westforkvillage.org

5775 W. 29th Street #1602
Greeley, CO 80634
Phone: (970) 378-7502
www.westforkvillage.org



Warnings and Fines for Parking in Fire Lanes!



How can I tell if I am parked in a Fire Lane?

An easy way to tell where a fire lane is to answer the following question: are there parking lane lines painted in the space in which I am parked? If not, you are parked in a fire lane.

Where can I park?

You may park in “designated parking spaces” which are delineated by the painting of lane lines or in front of your own garage door.

What are the hazards of parking in a Fire Lane?

There are several reasons why you should not park in a fire lane. Parking in a fire lane is against the law. Any violation of the City of Greeley Fire Lane Code is subject to a fine up to \$1,000.00 and one year in jail. ((11.01.1204(3)(b)), ((11.01.1204(2)(b)). Vehicles parked in a fire lanes hinder the ability of emergency vehicles to maneuver in an emergency.

The City of already issued several warnings to vehicles that have violated the fire code. Tickets and fines will follow such warnings. A new WestFork on-site warning policy will help the City of Greeley Fire Department to minimize violations of the fire code. If you are interested in helping with this effort, please contact the West Fork office to see how you can help keep our community safe!

Also, Do not park on the grass!